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PART IV-B

Rules and Orders (Other than those published in Parts I, I-A, and I-L) made by the Government of Gujarat under the Gujarat Acts

URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

NOTIFICATION

Sachivalaya, Gandhinagar, 1st October, 2025

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976.

No. GH/V/362 of 2025/UDUHD/TPS/e-File/18/2024/1526/L: WHEREAS, under Government Notification, Urban Development and Urban Housing Department No. GH/V/156 of 2018/TPS-112018-399-L, dated 06.09.2018 the Government of Gujarat, in exercise of the powers conferred by section 48(2) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) (hereinafter referred to as "the said Act") sanctioned the Draft Town Planning Scheme No. 432 (Aslali) (hereinafter referred to as "the said Draft Scheme") submitted by the Ahmedabad Urban Development Authority (hereinafter referred to as "the said Authority");

AND WHEREAS, in exercise of the powers conferred by section 50 of the said Act, the Government of Gujarat appointed the Town Planning Officer for finalizing the said Draft Scheme;

AND WHEREAS, the Town Planning Officer has submitted, to the Government of Gujarat, the Preliminary Town Planning Scheme No. 432 (Aslali) (hereinafter referred to as "the said Preliminary Scheme") as required under section 52(2) and section 64 of the said Act;

NOW THEREFORE, in exercise of the powers conferred by section-65 of the said Act, the Government of Gujarat hereby: -

(a) Sanction the said Preliminary Scheme with modifications enumerated in SCHEDULE appended hereto;

(b) State that the said preliminary scheme shall be kept open for the inspection of the public, at the office of the said Authority, during office hours on working days;

(c) Fix the date of this notification as the date for the purpose of clause (b) of sub-section (2) of the section 65.

SCHEDULE

1. The condition "પ્રસ્તુત યોજનામાં જે મૂળખંડોમાં હયાત બાંધકામને લીધે સામાન્યથી ઓછી કપાત કરેલ છે, તે તમામ મૂળખંડોની સામે ફાળવેલ અંતિમખંડ/બિલ્ડીંગ યુનિટમાં રીડેવલોપમેન્ટ કરવામાં આવે ત્યારે યોજનામાં અપનાવેલ અન્ય ખુલ્લી જમીનના કપાતના ધોરણ મુજબ કપાત કરી, કપાત થતી જમીન સત્તામંડળને સુપ્રત કરવાની રહેશે. (નોંધ: હયાત બાંધકામના સુધારા/વધારામાં આ શરત લાગુ પડશે નહીં.)" is added in Case No. 8, 13, 29, 32, 76, 85, 90, 102, 106, 116, 117, 123, 126, 132, 133, 134, 135, 149 and 161 in remarks column of redistribution statement.

2. The details in Column No. 5 of Case no. 30 and Column No. 7 of Case No. 162 as shown in the redistribution statement, are deleted as shown in the redistribution statement.

3. The condition "અંતિમખંડ નં.૨૦૬ (વાણિજય વેચાણ માટે) ને લાગુ નગર રચના યોજના નં ૪૧૯ (અસલાલી) ના ૩૬.૦૦ મી. ના ટી.પી રસ્તા પરથી પ્રવેશ મેળવવાનો રહેશે" is added in sr.no. 46 of Case No. 164 in remarks column of redistribution statement.

4. The condition "અંતિમખંડમાં જમીન માલીકોના હક્ક-હિસ્સા તેમની મૂળખંડની જમીનમાના હક્ક-હિસ્સાના પ્રમાણમાં રહેશે." is deleted in Case No. 54, 57, 71 and 78 in remarks column of redistribution statement.

5. The condition "અંતિમખંડમાં જમીનમાલિકોનાં હક્ક-હિસ્સા તેમની મૂળખંડમાંની જમીનમાના હક્ક-હિસ્સાના પ્રમાણમાં રહેશે." is added in Case No. 133 and 148 in remarks column of redistribution statement.

6. The purpose of the Final Plot No. 171 (બગીચો) is modified as Final Plot No. 171 (અર્બન ફોરેસ્ટ) as shown in the accompanying plan and the redistribution statement.

7. The condition "૧૯. સામાજિક અને આર્થિક રીતે નબળા વર્ગના વસવાટ માટેના પ્લોટોને યોજનાના સાંકડા રસ્તા પરથી ફક્ત એક જ એપ્રોચ આપવાનો રહેશે." on page no. 35 of scheme book is deleted.

Preliminary Scheme document, maps, redistribution statement shall be modified according to above.

By order and in the name of the Governor of Gujarat,

PRAKASH DUTTA,
Officer on Special Duty & Ex-Officio
Joint Secretary to Government.

Government Central Press, Gandhinagar.

Signature Not Verified
Signed by : BHOLUSINGH G THAKUR
Senior Manager
Government Central Press,
Gandhinagar
Date : 2025.10.07 21:33:01 IST